



**City of Bellevue**  
**Development Services Department**  
**Land Use Staff Report**

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Proposal Name: AT&T - SE Cougar Mtn. Dr - SD2366

Proposal Address: 16859 SE 59<sup>th</sup> St – ROW and Tract G

Proposal Description: Request for Administrative Conditional Use (ACU) approval to modify an existing Wireless Communication Facility (WCF). Modifications include increasing the height of an existing utility pole in the Right of Way, installing 6 additional antennae, 18 Remote Radio Heads, and new ancillary equipment on an adjacent City of Bellevue Utilities property. Trenching to extend cable to the adjacent equipment within the ROW and on the City of Bellevue private property is also proposed. The purpose of these modifications is to close a gap in LTE 4G coverage in the area.

File Number: **14-136081-LA**

Applicant: T-Mobile, c/o Glotel, Inc  
Amanda Nations

Decisions Included: Administrative Conditional Use, Process II  
Land Use Code 20.30E

Planner: Carol Orr, Assistant Planner

State Environmental Policy Act  
Threshold Determination: **Exempt**

Director's Recommendation: **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By: Carol V. Helland  
Carol V. Helland, Land Use Director

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*Notice of Application:* October 2, 2014  
*14-day Comment Period:* October 16, 2014  
*Decision Publication Date:* May 14, 2015  
*Appeal Deadline:* May 28, 2015

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

## I. Request/Proposal Description

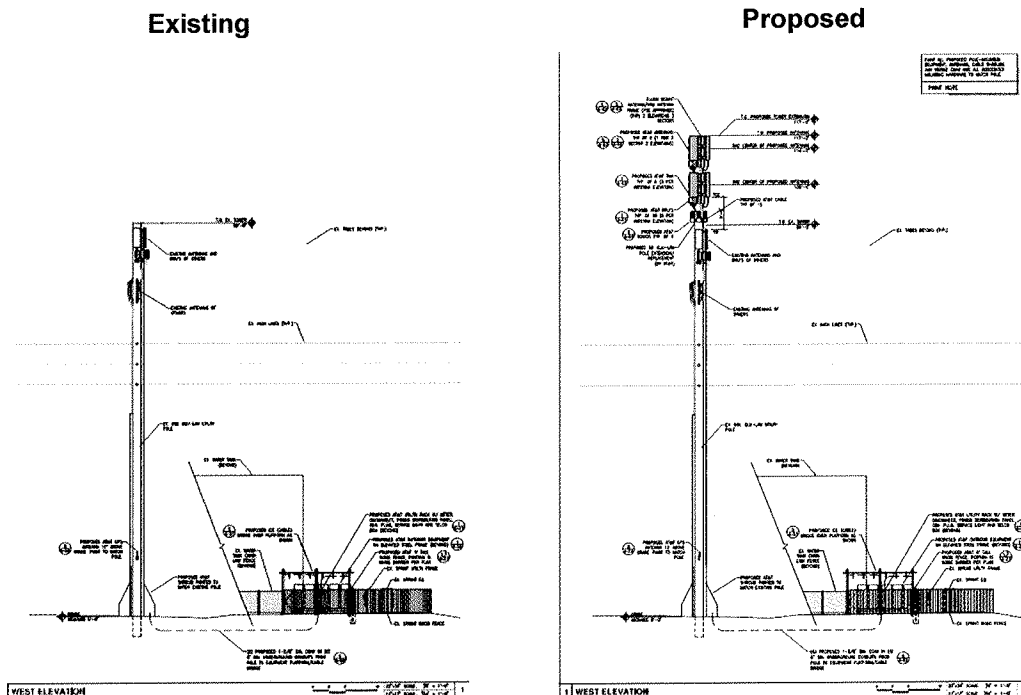
AT&T, in care of Glotel, Inc, is requesting Administrative Conditional Use (ACU) approval to modify an existing wireless communications facility (WCF). The applicant is proposing to increase the height on a 99 foot existing Puget Sound Energy (PSE) pole in the ROW. The proposal includes the addition of 6 new antennas at the top of an existing 99' Puget Sound Energy (PSE) utility pole, and 18 additional remote radio heads near the new equipment on the pole. All new pole mounted equipment, antennae, cabling and cable shrouds will be painted to match the color of the pole. The modified auxiliary equipment will be located on an adjacent parcel owned by the City of Bellevue Utilities Department.

As the height of the pole is being increased, it will modify the overall appearance of the wireless communication facility at this location. All new pole mounted equipment, antennae, cabling and cable shrouds will be painted to match the color of the pole.

In addition, approximately 100 feet of new COAX will be installed in an underground PVC conduit between the new antennas and the proposed equipment enclosure. The equipment to service the 6 new antennae will be screened by a 6 foot tall wooden fence, but is also well screened by vegetation on the site perimeter.

The purpose of this modification is to close a gap in 4G LTE coverage in this neighborhood.

**Figure 1 – Existing & Proposed West Elevations**



## II. Site Description and Context

The property is located near the intersection of 168<sup>th</sup> PI SE and SE 60<sup>th</sup> Way. The subject site was previously part of unincorporated King County, and was annexed to the City of Bellevue in 1989.

While the pole itself is in the Right of Way, the Utility tract was created under the Lakemont Division 3-B plat. The subject site is a 19,101 square foot utility tract indicated as Tract G on the plat map for this subdivision. The existing equipment enclosure is located within the boundaries of the utility tract, while the utility pole is located within the City right-of-way. The site lies within the Single Family Residential (R-5) land use district, and is surrounded by existing single-family dwellings to the north, east and west. The parcel to the south of the utility pole, on the opposite side of the Right of Way is developed as a private primary school on a parcel zoned R-1.

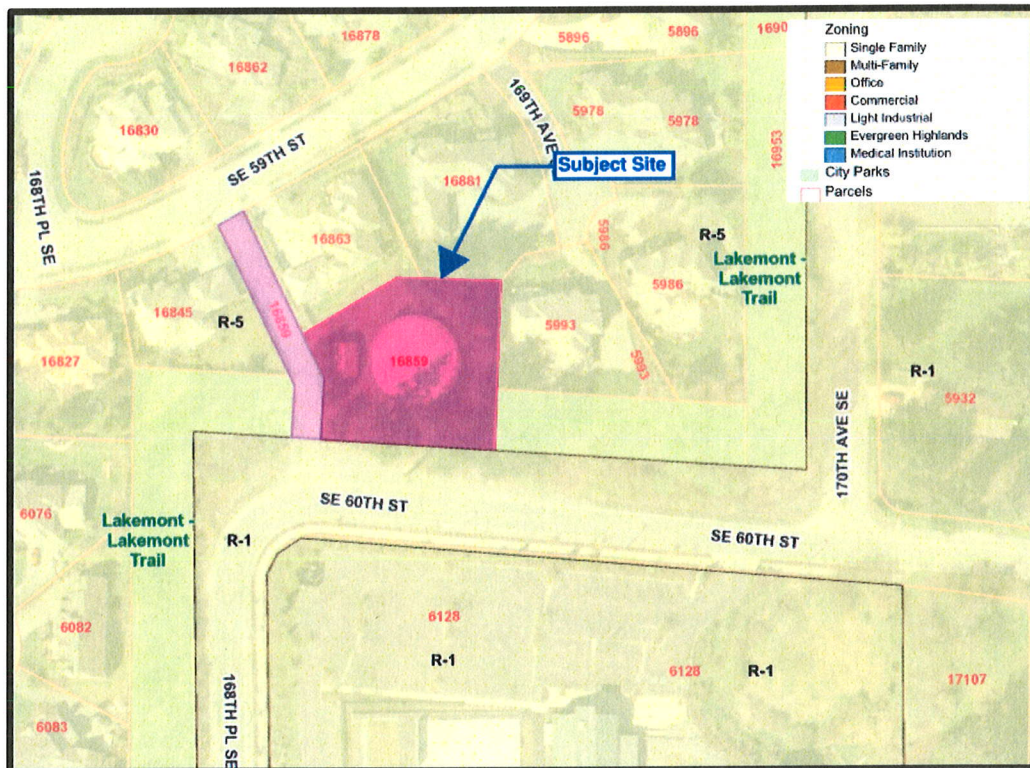
The topography of the site slopes downward from both the street level. The equipment enclosure is surrounded by mature vegetation which conceals it from public right of way.

**Figure 2 – Aerial**





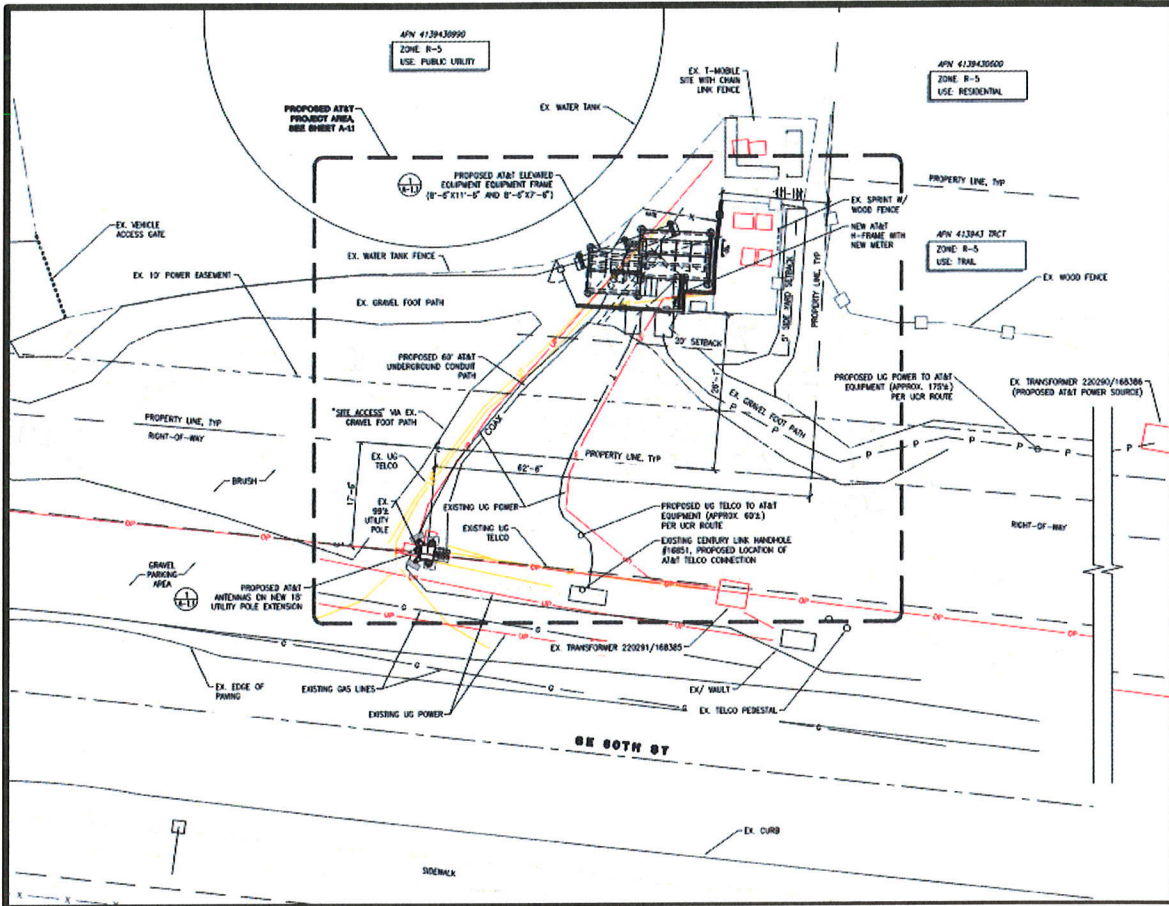
**Figure 3 – Zoning Map**



**Figure 4 – Site Photograph – Existing Conditions**



### **Figure 5 – Site Plan**



### III. Environmental Impacts of the Proposal

Based on the scope of work, this project was deemed to be SEPA exempt per WAC 197.11.800.25.a.i. .

## IV. Public Comment and Response

The City initially notified the public of this proposal on October 2 10, 2014 with mailed notice and publication in the Weekly Permit Bulletin. One, double-sided public information sign was installed at the site on the same day. As of the date of this staff report, no comments have been received.

#### IV. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of Land Use Code Section 20.30E.140 (Administrative Conditional Use) is discussed below.

**A. The administrative conditional use is consistent with the Comprehensive Plan.**



As conditioned, the proposal is consistent with the City of Bellevue's Comprehensive Plan regarding wireless communications facilities. The Comprehensive Plan Utilities Policies listed below are especially relevant to the City's decision on this application:

***Policy UT-40: Requires the reasonable screening and/or architecturally compatible integration of all new above-ground facilities.***

***Policy UT-41: Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.***

***Policy UT-53: Requires all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.***

***Policy UT-55: Requires the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.***

***Finding:*** The most noticeable change to the wireless facility will be the additional height of the pole in the Right of Way. All of the necessary ancillary equipment will be placed behind a dense vegetated screen and a 6 foot wood fence. In an effort to help conceal the wireless facility, the applicant intends to paint both the antennas and ancillary equipment to match the existing support structure. By painting all of the components, the overall wireless facility will be less visually prominent than it would if it was not painted to match. The visual change to the streetscape will be modest, and as documented in the photo-simulations, the impact to the single family residences downhill from the site will be slight.

**Figure 6 – Photo Simulations (before and after)**

**Existing**



**Proposed**



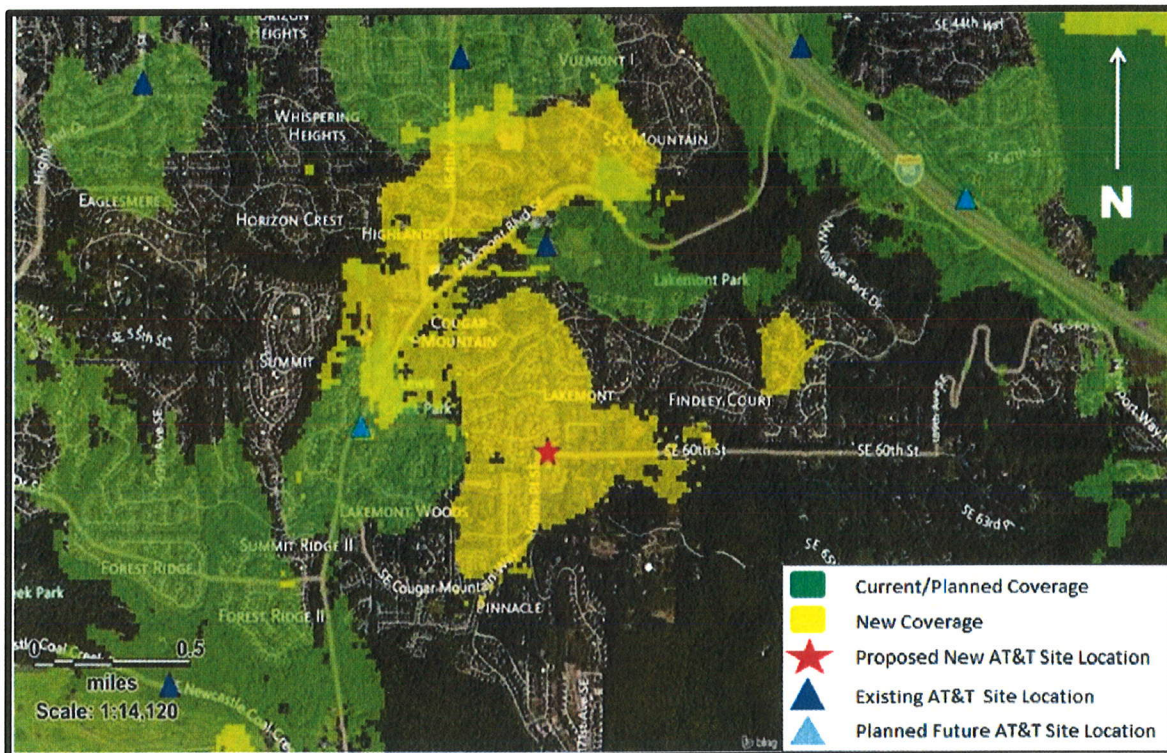
***Policy UT-60: Minimize visual impact of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's***



**coverage needs: 1) Non-residential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park site and Residential districts.**

**Finding:** The existing utility pole in the Right of Way is already developed with Wireless Communication facilities prior to this proposal. Currently, the existing facility provides for Global System for Mobile communications (GSM) and Universal Mobile Telecommunications System (UMTS) technology, which is not proposed to change. With the proposed upgrade in antennas and addition of ancillary equipment, the proposal would incorporate the new Long Term Evolution (LTE) coverage which does not currently exist at the subject site. LTE is a wireless broadband technology designed to support roaming Internet access via cell phones and handheld devices. Once the upgraded antennas are installed, a majority of the residential properties, as shown in Figure 7 below, would benefit from this upgraded technology. It should be noted that the coverage area does not change, but instead is enhanced due to the new technology.

**Figure 7 – Coverage Map**



**Policy UT-61: Minimize visual impact of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.**

**Finding:** The proposed upgraded antennas and ancillary equipment will be collocated on an existing 100' utility pole, which currently supports additional wireless facilities and electrical lines. While the height of the pole will be increased, collocation on an existing utility pole is preferable to construction of an entirely new WCF in a separate location.

**B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

**Finding:** With the exception of the new ancillary equipment located below the antennas, the overall appearance of the wireless facility will not appear significantly different than what currently exists. The new equipment will be painted to match the existing pole and the new equipment will be well screened by a wood fence and an abundance of landscaping vegetation. The design of the wireless facility will remain compatible with the existing character, appearance, and physical characteristics of the subject property and immediate vicinity.

**C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

**Finding:** The proposed WCF is located on a site that is already served by adequate public facilities, including streets, fire protection and utilities.

**D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

**Finding:** The proposed replacement antennas and ancillary equipment will not substantially modify the impact of the existing WCF. A condition of approval will require the new antennas and ancillary equipment to be painted to match the existing utility pole. Therefore, this Administrative Conditional Use will not be detrimental to uses or property in the immediate vicinity of the subject property, as no substantial visible change would result from this application.

In addition, the facility will be required to be removed when it ceases to be operational or falls into disrepair and is not maintained, or if the utility support structure is removed or placed underground. **Refer to Conditions of Approval in Section VI regarding Paint to Match, Flush Mount and Removal of Abandoned Sites.**

**E. The administrative conditional use complies with the applicable requirements of this Code.**

**Finding:** As conditioned, the proposed WCF complies with the location and design preferences as detailed in LUC 20.20.195. Further, the proposal meets all specific Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D.

**V. Decision**

After conducting the various administrative reviews associated with this proposal, including



applicable land use consistency, and City Code and Standard compliance reviews, the Development Services Department Director does hereby **APPROVE** the proposal subject to the following conditions:

#### **VI. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

##### **Compliance with Bellevue City Codes and Ordinances**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

##### **Applicable Codes, Standards & Ordinances**

Clearing & Grading Code – BCC 23.76

Construction Codes – BCC Title 23

Fire Code – BCC 23.11

Land Use Code – BCC Title 20

Noise Control – BCC 9.18

Sign Code – BCC Title 22

Right-of-Way Use Code 14.30

Utility Code – BCC Title 24

##### **Contact Person**

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Carol Orr, (425) 452-2896

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Tim Stever, (425) 452-4294

Chris Brookes, (425) 452-6825

##### **1. Noise & Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

REVIEWER: Carol Orr, Development Services Department

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040

##### **2. Disturbance**

The applicant shall fully restore, to the satisfaction of the City of Bellevue, any areas disturbed and or damaged during construction or future maintenance of the proposed facility.

REVIEWER: Carol Orr, Development Services Department

AUTHORITY: Land Use Code 20.20.195D.4.c

##### **3. Removal of Abandoned Sites**

The owner of this facility shall provide the Director with copies of any notice of intent to cease operations that is provided to the Federal Communications Commission. The entire facility shall be removed by the facility owner within 90 days of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, or general lack of maintenance, which could result in safety or visual impacts.

REVIEWER: Carol Orr, Development Services Department  
AUTHORITY: Land Use Code 20.20.195.D.8

**4. Paint to Match**

The antennas and all ancillary components shall be painted to match the existing utility pole support structure.

REVIEWER: Carol Orr, Development Services Department  
AUTHORITY: Land Use Code 20.20.195.D.4.a

**5. Flush-Mount**

The lateral projection of the antennas shall be minimized to the greatest extent technically feasible.

REVIEWER: Carol Orr, Development Services Department  
AUTHORITY: Land Use Code 20.20.195.D.4.b

**6. Cabling**

All cable connections to each antenna shall be mounted to the ringmount and pulled tight. The cabling shall also be painted to minimize visual impacts from the right-of-way and surrounding properties.

REVIEWER: Carol Orr, Development Services Department  
AUTHORITY: Land Use Code 20.20.195.D.4.b

**7. Right-of-Way Permit**

A right-of-way permit (TJ) for installation of the new antennas and ancillary equipment within the City right-of-way is required, prior to issuance of building permits.

REVIEWER: Tim Stever, Transportation (ROW) Department  
AUTHORITY: Transportation Code 14.30.070.A